110.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	575,100 /	575,100
					USE VALUE:	575,100 /	575,100
					ASSESSED:	575,100 /	575,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEROT FRANCK &
Owner 2:	RAKAITYTE VIDA
Owner 3:	
Street 1:	94 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TINGLE JAIMIE L & GARRETT H -
Owner 2:	-
Street 1:	94 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1920, having primarily Wood Shingle Exterior and 1168 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	139,800	600	434,700	575,100
Total Card	0.207	139,800	600	434,700	575,100
Total Parcel	0.207	139,800	600	434,700	575,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.38 | /Parcel: 492.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	70229
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!8607!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	139,800	600	9,000.	434,700	575,100	575,100	Year End Roll	12/18/2019
2019	101	FV	111,800	0	9,000.	428,500	540,300	540,300	Year End Roll	1/3/2019
2018	101	FV	111,800	0	9,000.	329,100	440,900	440,900	Year End Roll	12/20/2017
2017	101	FV	127,600	0	9,000.	345,000	472,600	472,600	Year End Roll	1/3/2017
2016	101	FV	127,600	0	9,000.	317,400	445,000	445,000	Year End	1/4/2016
2015	101	FV	100,200	0	9,000.	296,700	396,900	396,900	Year End Roll	12/11/2014
2014	101	FV	100,200	0	9,000.	273,200	373,400	373,400	Year End Roll	12/16/2013
2013	101	FV	100,200	0	9,000.	273,200	373,400	373,400		12/13/2012

PRINT

Date	Time
12/10/20	23:09:41

LAST REV

Date	Time
09/05/19	15:30:12
apro	
8607	

USER DEFINED

Prior Id # 1:	70229
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TINGLE JAIMIE L	67572-363		7/6/2016	Change>Sale	396,500	No	No		Y
WONG SIERRA D,	54973-183		7/12/2010		350,000	No	No		
FATT MILTON A E	38963-395		4/29/2003	Family	1	No	No		
WONG SIERRA D	37383-257		12/16/2002	Family	99	No	No		
CAMPBELL SYTSKE	31433-300		5/25/2000		247,000	No	No		
CAMPBELL SYTSKE	30046-192		4/14/1999	Family	99	No	No		
STEPHENS JOHN R	26336-255		5/22/1996		125,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	955	Add Bath	36,000		7/13/2016			Add 2nd floor bath

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/9/2008	Meas/Inspect	294	PATRIOT
2/1/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.69	6			Ledge	-10					434,702						434,700	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	434,702	Spl Credit		Total:	434,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:	D - Design	20.	%
Economic:			%
Special:			%
Override:			%
	Total:	48.48	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	134.385
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271411
Depreciation:	131580
Depreciated Total:	139831

COMMENTS

HOUSE ATTACHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

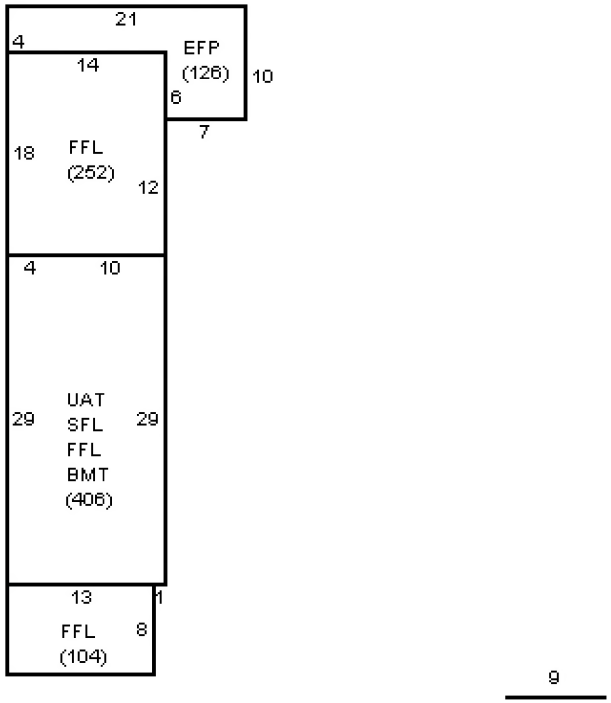
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.39
Special Features:	0	Val/Su Net:	77.58
Final Total:	139800	Val/Su SzAd	119.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	762	134.390	102,401
BMT	Basement	406	40.320	16,368
SFL	Second Floor	406	134.390	54,560
EFP	Enclos Porch	126	48.610	6,125
UAT	Upper Attic	102	53.750	5,456

Net Sketched Area:	1,802			Total:	184,910
Size Ad	1168	Gross Are	2106	FinArea	1168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600
2	Frame Shed	D	Y	1	7X9	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc